



INFORMATION

JOB ORDER CONTRACTING

UNIVERSITY OF ARKANSAS, FAYETTEVILLE

The following information is hereby made to the project referenced above:

Question #1: *At the pre-bid meeting, the University stated that there are two methods of pricing job orders through this contract: UPB-based estimates, or multiple bid using subcontractor quotes. What percentage of the contract volume will be performed using each pricing method?*

Answer: We expect the percentage of projects that will be based on UPB pricing to be under 50%.

Question #2: *At the pre-bid meeting there was some discussion of what would and would not be included in the coefficient. Please confirm that the items listed as "Always Allowed in JO" and "Allowed as Directed in JO" in the detailed chart beginning on page 00310-2/10 WOULD be included in the job order cost on projects priced using the subcontractor quote methodology?*

Answer: The allowed overhead guide beginning on page 00310-2/10 is applicable to both the UPB pricing method and the subcontractor bid method.

Question #3: *We understand that Field Office Personnel, including the project superintendent, and associated project general conditions are to be included in the coefficient for projects using RS Means pricing methodology as is typical of this type of a UPB contract vehicle, but are unclear if they will be allowed to be charged as job cost directly to job orders priced using the multiple bid subcontractor quote. Please provide clarification.*

Answer: All general conditions including this question will be included in the coefficient for the purpose of this competition for both pricing methods.

Question #4: *At the pre-bid meeting, the University stated that some work will be priced using the RS Means unit price book, while other work would be priced using subcontractor quotes. These are two vastly different cost structures; however, as the contract is currently written, the same coefficient multiplier will be used for both pricing methods. To allow contractors to provide more accurate coefficients for both pricing methods, would the University consider having separate coefficients for UPB-based estimates and for estimates based on direct bidding?*

Answer: No. Only one coefficient is accepted.

Question #5: *Please provide, or clarify the reference to, "reference check sheets" referenced in Evaluation Sheet for Contractor Capabilities, Item 2.*

Answer: The committee is charged to look at and evaluate the references provided by the proposer.

Question #6: *Please provide, or clarify the reference to, "verification sheets" referenced in Evaluation Sheet for Contractor Capabilities, Item 3.*

Answer: The proposer should give adequate evidence to satisfy the requirement for years of experience that can be verified by the committee.

Question #7: Please provide, or clarify the reference to, "Contractor Qualification Statement Form" referenced in the note on the bottom of the page of the Evaluation Sheet for Contractor Capabilities.
Answer: This note is a footnote intended to clarify 1 through 4.

Question #8: *Please confirm that the contractor does not need to submit any response to Evaluation Criteria #10 on page 00410-5/5.*

Answer: Correct.

Question #9: *Please confirm that any change orders will be priced in accordance with the pricing mechanism utilized on the base task order. If this is incorrect, please clarify how change orders will be priced.*

Answer: Correct

Question #10: *Please confirm that City Cost Index is applied as a modifier on UPB-based estimates but will not be applied to estimates generated using subcontractor quotes.*

Answer: Correct

Question #11: *Please confirm that the coordinators for historical work, LEED, and waste management will only be required when stipulated in an individual job order.*

Answer: Correct

Question #12: *Will award of new contracts occur before expiration of existing contracts? If so, how will work be distributed among the contracts?*

Answer: No, contracts will be awarded to the newly selected contractors after the end of the term of the existing slate of contractors. However, task orders that have been issued to the current set of contractors will be completed.

Question #13: *Paragraph B on page 00310-2/10 states that when a purchase order is issued, each job order becomes a fixed price lump sum contract. However, paragraph 9.3.1 on 00700-13/22 states that payment will be based on Design Professional computations of as-built quantities and the Contractor's Contract Sum. Please confirm that projects performed through this contract will be treated as fixed price, lump sum contracts.*

Answer: Fixed price.

Question #14: *Please clarify whether contractors should complete the Agreement Form (pages 00520-1-3) now or if this will be due at a later time.*

Answer: The Agreement Form is to be submitted at a later time for individual task orders.

Question #15: *Please clarify whether contractors should complete the Disclosure Form (pages 00520-4-5) now or if this will be due at a later time.*

Answer: Grant Disclosure Form will be submitted with the "Agreement Form" at a later time.